



Temporary Use Permit Application

Referral Form – RDCK File T2301B

Date: July 10, 2023

You are requested to comment on the attached TEMPORARY USE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO AUGUST 10, 2023). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

5601 Kitchener Road, Kitchener, BC

LOT 2 DISTRICT LOT 4592 KOOTENAY DISTRICT PLAN 2354 EXCEPT PART INCLUDED IN PLAN 9577 (PID: 015-332-799)

PRESENT USE AND PURPOSE OF THE TEMPORARY USE PERMIT:

The property is presently vacant and zoned Rural Resource (R4) in Comprehensive Land Use Bylaw No. 2316.

The purpose of the proposed Temporary Use Permit is to allow the construction of a 195 m² accessory building prior to the construction of a Dwelling. The applicant has indicated that they plan to construct the principal residence in spring 2024.

AREA OF PROPERTY AFFECTED

1.8 hectares (4.4 acres)

ALR STATUS

N/A

ZONING DESIGNATION

Rural Resource (R4)

OCP DESIGNATION

Rural Residential (RR)

APPLICANT/AGENT:

Oliver P. Francoeur

OTHER INFORMATION: ADVISORY PLANNING AND HERITAGE COMMISSION PLEASE NOTE:

If your Advisory Planning and Heritage Commission plans to hold a meeting to discuss this Temporary Use Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- TRANSPORTATION West Kootenay
- HABITAT BRANCH
- FRONT COUNTER BC (FLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

- A B C D E F G H I J
- K

ALTERNATIVE DIRECTORS FOR:

- A B C D E F G H I J
- K
- APHC AREA 'B'
- RDCK FIRE SERVICES

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

| | |
|--|--|
| <input type="checkbox"/> SCHOOL DISTRICT NO. | <input type="checkbox"/> RDCK EMERGENCY SERVICES |
| <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT | <input checked="" type="checkbox"/> RDCK BUILDING SERVICES |
| <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO) | <input type="checkbox"/> RDCK UTILITY SERVICES |
| | <input type="checkbox"/> RDCK REGIONAL PARKS |

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
FILE: T2301B APPLICANT: OLIVER FRANCOEUR

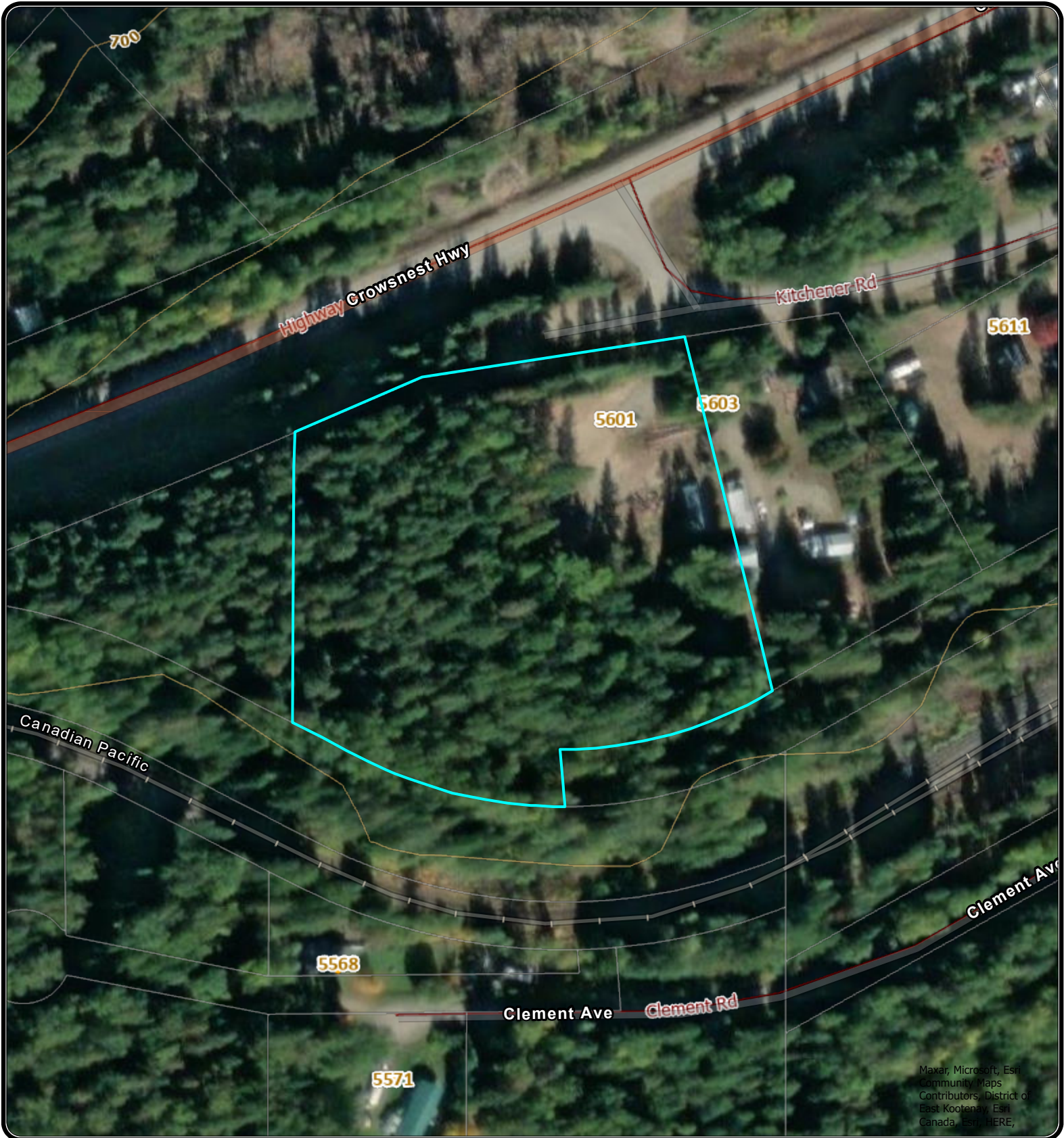
Name:

Date:

Agency:

Title:

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca



Maxar, Microsoft, Esri
Community Maps
Contributors, District of
East Kootenay, Esri
Canada, Esri, HERE,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

- Streams and Shorelines
- 20 Meter Contours
- 100 meter
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

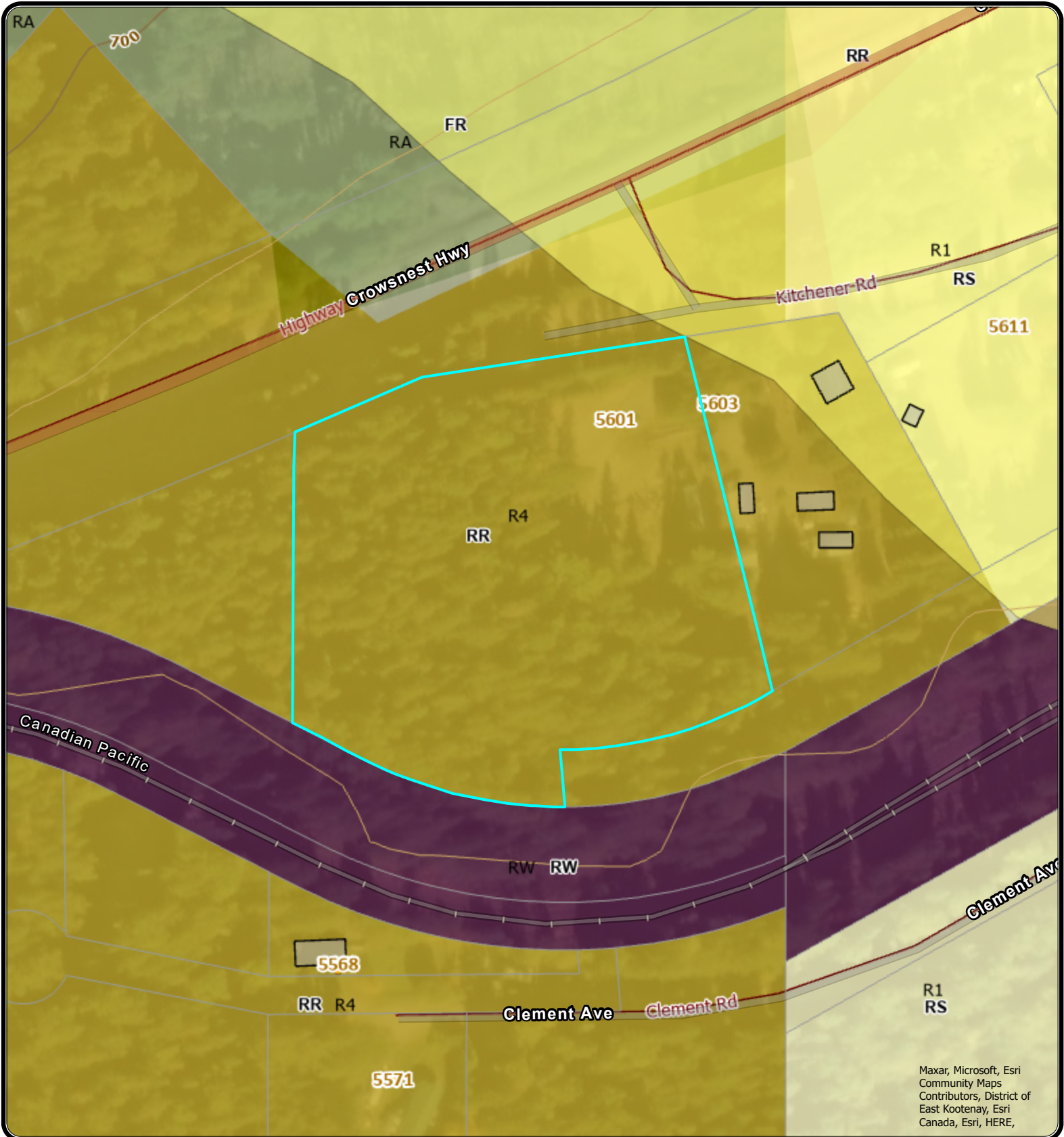
1:2,500

Date: June 14, 2023



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

T2301B-Francoeur



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Official Community Plan

- Forest Reserve
- Rural Residential
- Suburban Residential
- Utility, Railway and Transportation
- Building Footprints

- Legend**
- Non Standard Flooding Erosion Area
 - Zoning Class**
 - Railway
 - Residential 1
 - Residential 4
 - Resource Area
 - Streams and Shorelines

- 20 Meter Contours**
- 20 meter
 - 100 meter
 - Electoral Areas
 - RDCK Streets
 - Cadastre
 - Address Points

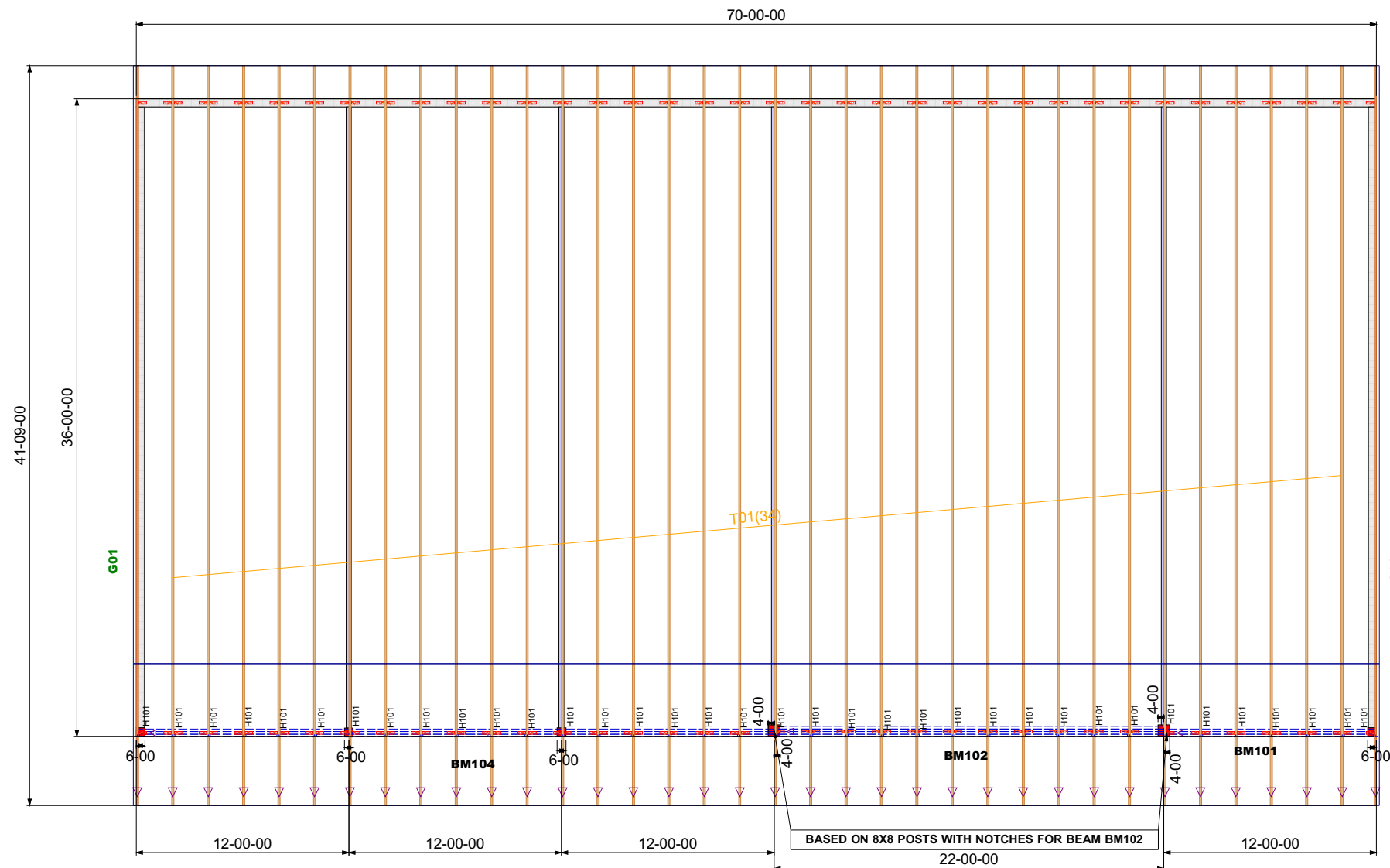
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| Products | | | | | |
|----------|----------|---|-------|---------|----------|
| PlotID | Length | Product | Piles | Net Qty | Fab Type |
| BM101 | 12-00-00 | 1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL | 3 | 3 | MFD |
| BM102 | 22-00-00 | 1 3/4" x 24" (2.0E 3100) WestFraser LVL | 4 | 4 | MFD |
| BM104 | 36-00-00 | 1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL | 3 | 3 | MFD |

TIE - DOWNS :

| Connector Summary | | | |
|-------------------|-----|-------|---------|
| PlotID | Qty | Manuf | Product |
| H101 | 36 | N/A | H2.5A |



Indicates left end of truss as viewed on engineering drawings.
DO NOT install trusses backwards!

Overall global structural stability by others. Point loads, floor to floor transfer loads, and other vertical or lateral load review by others. This layout review is based upon the information supplied. If loaded, supported and constructed in accordance with this layout, the corresponding component shop drawings, all manufacturers' recommendations and details contained within their installation guides then this design meets the intended requirements with respect to layout and arrangement. The sealing engineer is responsible only for the individual structural adequacy of the components based upon the design criteria, loading, and support provided by manufacturer. Sealing does not indicate that a field review or plan review has occurred to verify loads or supports. Sealed for engineered wood products layout and arrangement only.

GENERAL NOTES

- REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR FLOOR FRAMING DETAILS
<https://www.pinkwood.ca/technical>
<https://www.westfraser.com/products/lvl-0/technical-guides>
<https://www.mitek-us.com/resources/engineering/engineering-details/>
- ALL BEAMS ARE FLUSH UNLESS NOTED OTHERWISE
- (D) INDICATES DROPPED BEAM
- (F) INDICATES FLUSH BEAM
- (SF) INDICATES SEMI-FLUSH BEAM
- TOP MOUNT HANGERS REQUIRED FOR JOIST TO JOIST CONNECTIONS
- SUPPORT ALL POINT LOADS THROUGH FLOOR SYSTEM & DOWN TO FOUNDATION
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH THE REQUIRED NAILING FOR BEAMS AND HANGERS.
- FOLLOW MANUFACTURER GUIDELINES FOR HOLES TO BE DRILLED IN MEMBERS.
- NON LOAD BEARING WALLS TO BE SUPPORTED WITH 2x4 BLOCKING @ 24" O.C.

DESIGN NOTES

- FLOOR LIVE LOAD 40 PSF
- FLOOR DEAD LOAD 15 PSF
- MAXIMUM FLOOR DEFLECTION: L/480.
- ROOF DEAD LOAD 12 PSF
- GROUND SNOW LOAD Ss: 83.0 lb/ft²
- RAIN LOAD Sr: 2.1 lb/ft²
- ROOF DESIGN SNOW LOAD: 47.75
- 23/32" OSB SUBFLOOR, NAILED & GLUED
- REFER TO HEADER ENGINEERING REPORTS FOR HEADER BEARING REQUIREMENTS
- NOTE ALL BEARING REQUIREMENTS ON ENGINEERING
- NOTE ANY ADDITIONAL BEARING REQUIREMENTS
- REACTIONS SHOWN AS XXX# ARE CUMULATIVE & ARE TOTAL FACTORED LOADS

| No. | DATE | ISSUE DESCRIPTION |
|-----|-------------|-------------------|
| 1 | Jan.09,2023 | FOR REVIEW |

ROOF FRAMING
ALL ROOF TRUSSES
@ 24" O.C.
EXCEPT WHERE OTHERWISE NOTED

DRAWING NOT TO SCALE



301 HELEN STREET
CRESTON, B.C., V0B 1G6
PH: (250) 428-7416
TOLL FREE: (888) 785-4638

PROJECT TITLE:

*Oliver Francoeur
-- Pole Barn*

PROJECT LOCATION

Kitchener, BC

SHEET TITLE

ROOF FRAMING

SALES

BRAD H.

DRAWN BY:

A.S.

TRACKING NO.

2200395-01A

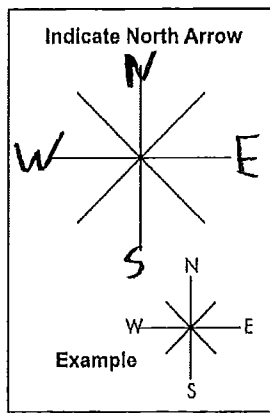
Building Description on back.

SITE PLAN

Owner's Name: Oliver Francoeur

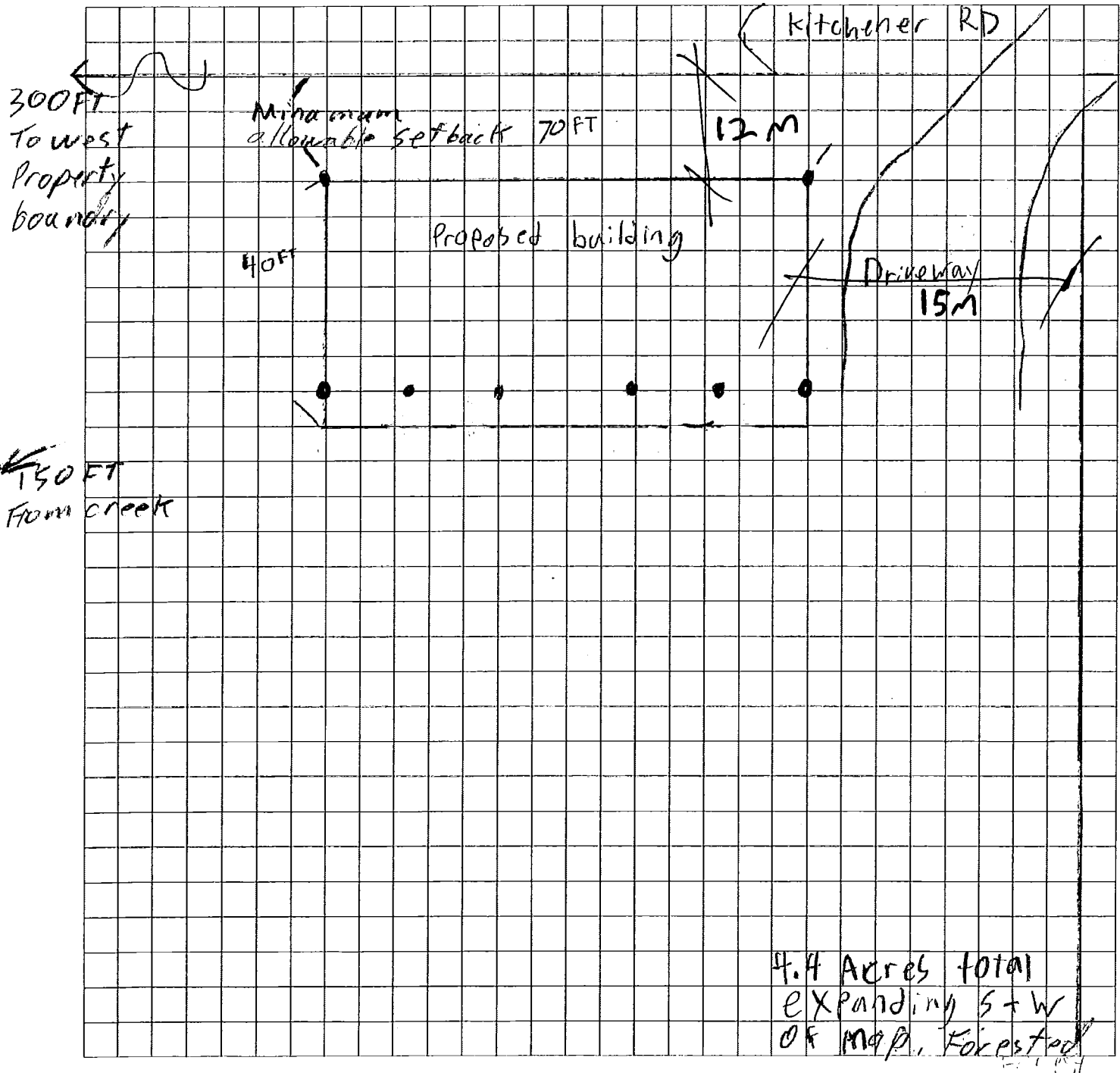
Legal Description: Lot 2 at/in ave DL4592
KLDEP 9577/. PID 015-332-744

Civic Address: _____



AN INCOMPLETE SITE PLAN WILL DELAY YOUR PERMIT

Hwy 3 Scale: 1/4" = 5 FT



Description of Use

The reason for my application today, is to allow an accessory use for a storage building to aid construction of a house.

I will start on July 26th, 2023 and finish before October 30th, 2023.

The acceptance of this variance will help with storage of equipment (excavator, tractor) and building materials for construction of the house which I hope to start in the next calendar year.

Construction of the primary residence will begin spring of 2024 at the latest.

20.0 RURAL RESOURCE (R4)

Permitted Uses

1. Land, buildings and structures in the Rural Resource (R4) zone shall be used for the following purposes only:
 - Dwellings:
 - One Family
 - Two Family
 - Horse Riding Stables and Boarding Stables
 - Horticulture
 - Micro Cultivation, Cannabis
 - Micro Processing, Cannabis
 - Nursery, Cannabis
 - Nurseries, Greenhouses and Florists
 - Veterinary Clinics
 - Kennels
 - Accessory Uses:
 - Accessory Buildings or Structures
 - Accessory Tourist Accommodation
 - Home Based Business
 - Keeping of Farm Animals
 - Sale of Site Grown Agricultural Produce
 - Portable Sawmills
 - Temporary Farmworker Housing

Development Regulations

2. The minimum site area for each permitted use shall be two (2) hectares.
3. The maximum site coverage permitted shall be 50 percent of the lot area.
4. The keeping of farm animals shall comply with the requirements of section 16.0 (79).
5. Buildings and structures in the case of a lot that may be further sub-divided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
6. Portable Sawmills shall be located a minimum of 30 metres from any property line.
7. The minimum setback for a kennel shall be 30 metres from any lot line.
8. *Removed by Bylaw 2748.*
9. The maximum height of any accessory building or structure shall not exceed 8 metres.
10. The maximum footprint of any accessory building or structure shall not exceed 250 square metres.
11. The cumulative gross floor area of all accessory buildings or structures shall not exceed 500 square metres.

Cannabis Regulations

12. Any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be a minimum of 15 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
13. Cannabis micro-cultivation, cannabis micro-processing or cannabis nursery licenses shall not be permitted in a dwelling place.

Temporary Farmworker Housing

14. Temporary Farmworker Housing shall be permitted on a lot separate from the Farm Business, provided that:
 1. The lot is 2.0 hectares or larger;
 2. The minimum setback is 6.0 metres from the Front Lot Line and Exterior Lot Line and 15.0 metres from other lot lines; and
 3. The minimum setback from the nearest exterior wall of a dwelling unit on another lot is 30.0 metres, or where a landscape screen comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 metres in height and 1.5 metres in width and maintained in a healthy growing condition is provided, the minimum setback from the nearest exterior wall of a dwelling unit shall not be required.